



## **Hamilton Planning Board – Agenda**

Tuesday 6:45 PM – April 5, 2022

Memorial Room – Town Hall - 577 Bay Road, Hamilton, MA 01982

**THIS MEETING WILL BE HELD ENTIRELY BY ZOOM FOR ALL PARTICIPANTS AND INTERESTED PARTIES**

Link to join Zoom Meeting

<https://us02web.zoom.us/j/85887978311?pwd=NEISY081K3NPRmt2MmFsaUxqUVF6dz09>

Meeting ID: 858 8797 8311

Passcode: 724753

One tap mobile - +19292056099

### **AGENDA**

1. **BOND RELEASE REQUEST** – 354 Highland Street/ Canter Brook – The owner Canter Brook Capital, LLC, seeks a release of a cash bond in relation to the completion of all infrastructure at the Village at Canter Brook Farms in the amount of \$63,020.00. This request is in accordance with the conditions set forth in the Senior Housing and Stormwater Special Permit as issued on January 20, 2016 by the Hamilton Planning Board (as extended and amended most recently on August 4, 2020). The property is located at 354 Highland Street, Hamilton, MA and found on Assessor's Map 28 Parcel 8. The cash bond was pledged as security for infrastructure completion and has been completed as certified by David S. Kelley, P.E., Director of Engineering, Meridian Associates, Inc., of Beverly, MA.
2. **SENIOR HOUSING SPECIAL PERMIT PUBLIC HEARINGS – CONTINUED** -The Hamilton Planning Board will hold a continued public hearing on the application of Chebacco Capital Partners LLC in accordance with the following described applications for the development of the property located at 133 Essex Street, Hamilton, MA, and shown on the Town Assessor's Map as Parcel ID No. 65-000-0001: (1) Senior Housing Special Permit pursuant to §8.2 of the Town of Hamilton Zoning Bylaw, to develop the Property as a fifty (50) unit age-restricted condominium development; and (2) Stormwater Management Permit pursuant to Chapter XXIX of the Town of Hamilton Bylaws, dated April 2, 2016. Any person interested in being heard on the Applications should appear at the time and place designated, herein.
3. **Stormwater Management Special Permit Public Hearing – CONTINUED** - In accordance with MGL Chap. 40, Sec. 15C the Hamilton Planning Board began a public hearing beginning February 15, 2022 via ZOOM (with video and call in options as will be shown in the March 1, 2022 Planning Board Agenda to be posted with the Town Clerk and on the Town website meeting statutory requirements). The hearing is to consider an application for a Stormwater Management Special Permit application from Summit Real Estate Strategies, LLC, of Manchester, MA 01944 in accordance with Town of Hamilton Stormwater Management Permit Rules and Regulations of November 9, 2021, (General By-Law Ch. XXIX). The proposal is for one lot referred to as Lot 1 (1.24 acres) within the overall property referred to as 0 Bridge Street and is located at the northwest corner of the overall property presently referred to as Assessors Map 58, Lot 53. Any person interested in or wishing to be heard should attend the virtual hearing at the time so designated.
4. **Board Business** – Discuss upcoming schedule and agenda items; Liaison reports; Staff reports; Etc.

**NOTE:** Items may be heard out of the listed order. The agenda items listed are those items which were reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed on the agenda may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

